

## Haus zum Verkauf in Nueva Andalucía, Costa del Sol

3 Schlafzimmer | 2 Badezimmer | 134 m<sup>2</sup> Wohnfläche | 57 m<sup>2</sup> Terrasse | Garten Ya | Pool Ya  
€ 625 IBI | € 185 Rubish tax | € 1,860 Community fees



### Beschreibung der Immobilie

#### LOCATION, LOCATION!

Beautiful duplex townhouse ideally situated in the heart of Nueva Andalucía, just behind Central Plaza and within walking distance of the world-famous Puerto Banús Marina.

The property features a fully fitted designer kitchen equipped with an American-style fridge-freezer with water and ice dispenser. The bright and spacious living room, complete with a cosy fireplace, opens onto a generous sunny terrace, off which there is a useful outside utility area, adding excellent practicality. The terrace enjoys panoramic views of La Concha and Puerto Banús.

The comfortable master bedroom includes fitted wardrobes and is served by a separate full bathroom. A light-filled staircase leads to the upper level, where a large dressing area connects to two double bedrooms, both offering additional storage, along with another full family bathroom. Attractive wooden Venetian blinds are fitted throughout the property.

Set within an impressive gated complex of traditional whitewa